

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

Board Room  
First Floor, Development Business Service Center  
1901 S. Alamo

**December 7, 2004**  
**Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Vacant – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by staff to discuss zoning case recommendations and other items for consideration on agenda for December 7, 2004, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of November 2, 2004 and November 16, 2004 Minutes.
7. **ZONING CASE NUMBER Z2004240:** The request of Earl and Associates, Applicant, for Peter Marshall, Owner(s), for a change in zoning from "FR" Farm and Ranch District to "UD" Urban Development District on Tract A and B, NCB 11039; P-48 and P-50A, CB 4283, 1816 Chavaneaux. (Council District 3)  
  
A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
8. **ZONING CASE NUMBER Z2004254:** The request of HEB Grocery Co., L. P. c/o Todd Piland, Applicant, for C. V. Wogenstahl and Rita J. Black Family Trust; Rita J. Busick, Trustee, Owner(s), for a change in zoning from "O-1" PUD Office Planned Unit Development District and "MF-33" Multi-Family District to "C-3" General Commercial District on 25.150 acres out of NCB 14653, Babcock Road. (Council District 7)  
  
A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request

9. **ZONING CASE NUMBER Z2004258:** The request of Annette Aguirre, Applicant, for Annette Aguirre, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” C Residential Single-Family District with a Conditional Use for a Professional Office on Lots 21 through 23, Block 42, NCB 1850, 1100 West Woodlawn. (Council District 1)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
10. **ZONING CASE NUMBER Z2004267 C:** The request of John Salas, Applicant, for Glynn Nance, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MF-25” Multi-Family District on Lot 6, Block 13, NCB 2911, 120 Truax. (Council District 3)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
11. **ZONING CASE NUMBER Z2004272:** The request of Brown, P. C., Applicant, for Pacific Logistic, L. P., Owner(s), for a change in zoning from “FR” Farm and Ranch District to “MI-2” Mixed Heavy Industrial District on Lots 1 – 5 and 66 - 70, Block 9, Lots 1 - 8, Block 3 and Lots 1 - 16 and ½ north of Lots 39 - 54, Block 8 of CB 5162. Property generally located south of Southton Road and to the east and west of Center Road. (Council District 3)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
12. **ZONING CASE NUMBER Z2004274:** The request of City of San Antonio, Applicant, for Multiple Owners, Owner(s), for a change in zoning from “RM-4” Residential Mixed District and “C-3R” Restrictive Commercial District to “NC” Neighborhood Commercial District on Lots 11, 13, 15, and the south 26 feet of Lot 5, Block E, NCB 646, 810, 822, 826 and 832 Hackberry. (Council District 2)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
13. **ZONING CASE NUMBER Z2004222:** The request of State of Texas (San Antonio State Hospital), Applicant, for State of Texas, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “MF-33” Multi-Family District on 14.000 acre tract of land out of NCB 10934, 16711 South New Braunfels Avenue. (Council District 3)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
14. **ZONING CASE NUMBER Z2004238:** The request of Robert Nami, Applicant, for Exxon Mobil Corporation, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” Commercial District on Lot 2, Block 1, NCB 18312, 7664 Tezel Road. (Council District 7)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
15. **ZONING CASE NUMBER Z2004245:** The request of Ljubisa Stamenov, Applicant, for Ljubisa Stamenov, Owner(s), for a change in zoning from “C-3” MAOZ-2 Commercial District Military Airport Overlay Zone to “I-1” MAOZ-2 General Industrial District Military Airport Overlay Zone on the northeast 140 feet of Lots 7 and 8, Block 12, NCB 14267, 8730 IH 35 South. (Council District 4)

16. **ZONING CASE NUMBER Z2004255 C:** The request of Antonia C. Ramos, Applicant, for Antonia C. Ramos, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “MF-25” Multi-Family District on Lot 45 and 46, Block 14, NCB 8870, 212 North San Gabriel. (Council District 5)
17. **ZONING CASE NUMBER Z2004256 S C:** The request of Brian Parks, Provident Realty, Applicant, for La Salle Bank National Association, Owner(s), for a change in zoning from “C-3R” Commercial District, Restrictive Alcoholic Sales to “C-3R” S C Commercial District, Restrictive Alcoholic Sales with Specific Use Authorization for a mini-storage facility exceeding 2 1/2 acres and Boat/Marine Storage and a Conditional Use for long term parking of Recreational Vehicles on Lot 3, Block 38, NCB 17388, 2015 Southwest Loop 410. (Council District 4)
18. **ZONING CASE NUMBER Z2004257:** The request of Top Flight Development and Investment, LLC, Applicant, for Clyde B. and Peggy Jo Smith, Owner(s), for a change in zoning from “R-6” Residential Single-Family Hill Country Gateway Corridor District (GC-1) to “O-2” Office Hill Country Gateway Corridor District (GC-1) on P-8A, P-1A and P-6B, NCB 18338, 23095 IH 10 West. (Council District 8)
19. **ZONING CASE NUMBER Z2004260:** The request of SiGa International, Applicant, for Dionicion Pais, Jr., Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” Commercial District on Lot 3, Block 16, NCB 1447, the southside of Reforma Drive at Wikieup. (Council District 4)
20. **ZONING CASE NUMBER Z2004261:** The request of Charro - Mirasol, L. P., Applicant, for Legacy Trails Development Joint Venture, Owner(s), for a change in zoning from “R-6” Residential Single Family District to PUD “R-6” Planned Unit Development Residential Single-Family District on 12.82 acre tract of land out of NCB 17674, Military Drive West. (Council District 6)
21. **ZONING CASE NUMBER Z2004262:** The request of Wal-Mart Stores (Pape Dawson Engineers), Applicant, for James and Judith Burgess, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” Commercial District on a 2.987 acre tract out of NCB 34361, 11385 Potranco Road and 171 Loop 1604 South West. (Council District 4)
22. **ZONING CASE NUMBER Z2004263:** The request of Rogelio De La Torre, Applicant, for Rogelio De La Torre, Owner(s), for a change in zoning from “MF-33” Multi-Family District to “C-2” Commercial District on Southwest irregular 186.22' of Lot 3, Block 1, NCB 13519, 1500 Callaghan Road. (Council District 7)
23. **ZONING CASE NUMBER Z2004264:** The request of Champ's Restaurants, Inc., Applicant, for Champ's Restaurants, Inc., Owner(s), for a change in zoning from “C-2” Commercial District to “C-3” Commercial District on Lot 46, Block 5, NCB 11715, 9715 San Pedro. (Council District 9)
24. **ZONING CASE NUMBER Z2004266:** The request of Brown Engineering Co., Applicant, for Lar-Del, Ltd., Owner(s), for a change in zoning from “C-2” Commercial District to “R-5” Residential Single-Family District on Lot 1-102, Block 34, NCB 17639. (Council District 6)
25. **ZONING CASE NUMBER Z2004268 C:** The request of John C. Winkler, Applicant, for Winkler Partners, Owner(s), for a change in zoning from “C-2NA” Commercial Nonalcoholic Sales District and “R-6” Residential Single-Family District to “C-3” C General Commercial District with a Conditional Use for Long Term Parking and Storage of Vehicles on 0.828 acres out of NCB 6777, 1102 Cupples Road and 1346 Kirk Place. (Council District 5)

26. **ZONING CASE NUMBER Z2004269:** The request of Michael Baucum, Applicant, for Galleria Ventures, Ltd., Owner(s), for a change in zoning from “I-1” General Industrial District to “C-3” General Commercial District on 5.910 acres out of NCB 15825, 14810 N. Loop 1604 W. (Council District 8)
27. **ZONING CASE NUMBER Z2004271:** The request of Baptist University of the Americans, Applicant, for Barrett Construction Company, Owner(s), for a change in zoning from “R-5” Residential Single-Family District and “R-6” Residential Single-Family District to “RM-5” Residential Mixed District (69.33 acres) and “C-3” General Commercial District (0.15 acres) on 69.48 acres out of NCB 11186, West Hutchins Place. (Council District 4)
28. **ZONING CASE NUMBER Z2004273:** The request of Brown, P. C., Applicant, for Gratr Interests, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “I-1” General Industrial District on 0.5646 acres out of NCB 14847, 0.5646 acres out of NCB 14847. (Council District 8)
29. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
30. **ADJOURNMENT.**

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

# CASE NO: Z2004222

## Final Staff Recommendation - Zoning Commission

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<b>Date:</b>	December 07, 2004	Zoning Commission postponement from October 19, 2004.
<b>Council District:</b>	3	Zoning Commission continuance from November 2, 2004.
<b>Ferguson Map:</b>	651 D6	
<b>Applicant Name:</b>		<b>Owner Name:</b>
State of Texas (San Antonio State Hospital)		State of Texas

**Zoning Request:** From R-4 Residential Single-Family District to MF-33 Multi-Family District.

**Property Location:** 14.000 acre tract of land out of NCB 10934

16711 South New Braunfels Avenue

Southwest side of South New Braunfels Avenue

**Proposal:** To develop a multi-family residential development

**Neigh. Assoc.** Highlands Hills Neighborhood Association (within 200 feet)

**Neigh. Plan** South Central San Antonio Community Plan

**TIA Statement:** A Level 1 Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the State Hospital re-zone. The analysis is in compliance with TIA Ordinance 91700.

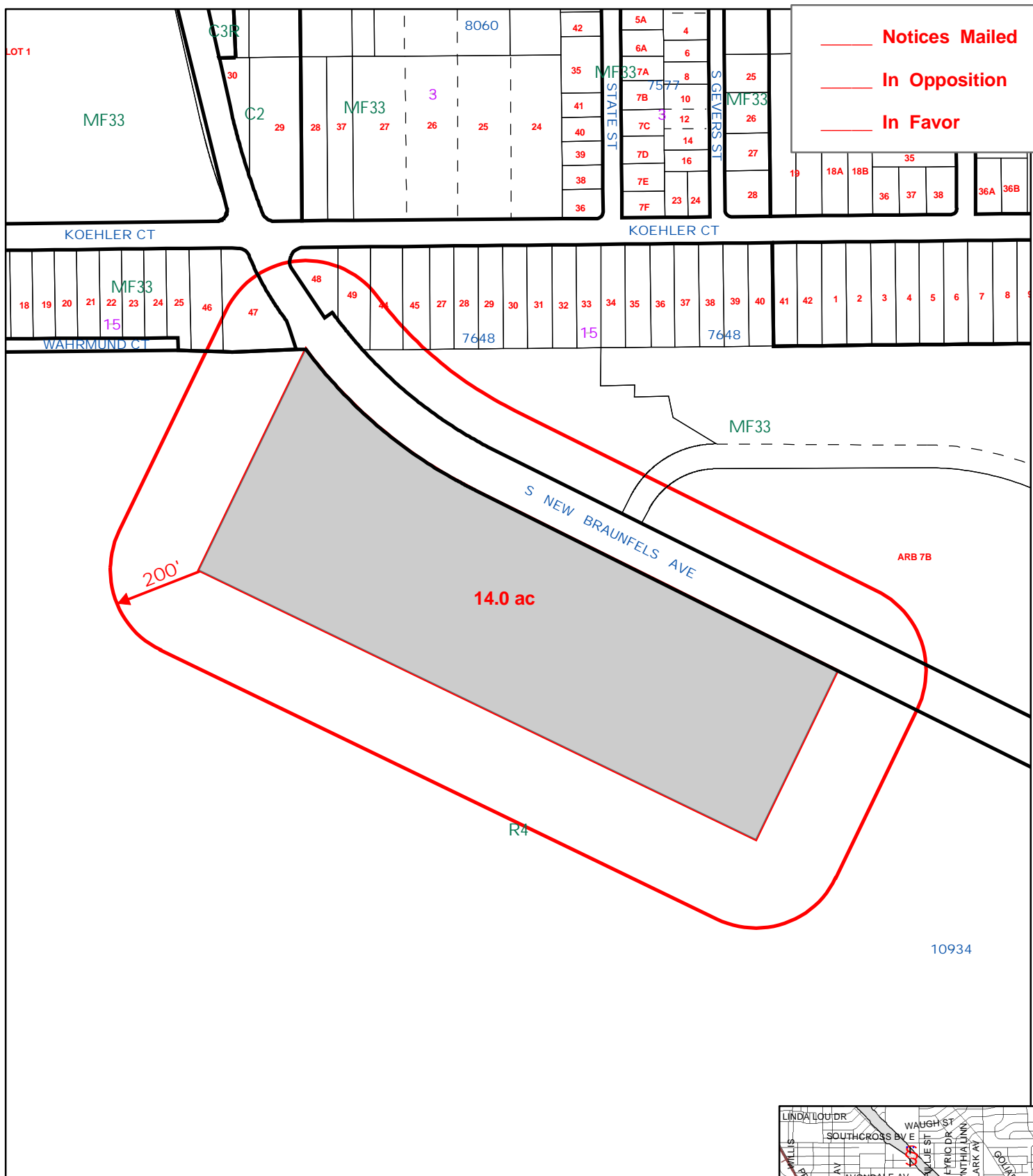
### Staff Recommendation:

Inconsistent. The South Central San Antonio Community Plan identifies this site as Public/Institutional. A Plan Amendment would be required in order to establish the MF-33 Multi-Family District. An application for a Master Plan Amendment was submitted and will go before the Planning Commission on November 10, 2004 (Recommended Approval).

Denial. The requested zoning is not consistent with the South Central San Antonio Community Plan. Should the Plan Amendment be changed, staff would support the requested MF-33 Multi-Family District.


The subject property is located on South New Braunfels Avenue, a major thoroughfare. The subject property is undeveloped and a portion of the 495 acre State Hospital property. The only access will be from South New Braunfels Avenue. The subject property is adjacent to R-4 Residential Single-Family District (San Antonio State Hospital) and MF-33 Multi-Family District across South New Braunfels Avenue.

**CASE MANAGER :** Pedro Vega 207-7980



# ZONING CASE: **Z2004-222**

**City Council District NO. 3**  
**Requested Zoning Change**  
**From: "R-4" To "MF-33"**  
**Date: December 7, 2004**  
**Scale: 1" = 300'**

 **Subject Property**  
 **200' Notification**

D-6  
p.651

C:\Oct\_5\_2004  
(A.Z.)



# CASE NO: Z2004238

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

Zoning Commission continuance from November 02, 2004, continuance from November 16, 2004

**Council District:** 7

**Ferguson Map:** 547 B8

**Applicant Name:**

Robert Nami

**Owner Name:**

Exxon Mobil Corporation

**Zoning Request:** From R-6 Residential Single-Family District to C-3 Commercial District.

**Property Location:** Lot 2, Block 1, NCB 18312  
7664 Tezel Road

**Proposal:** To build a restaurant.

**Neigh. Assoc.** Northwest Crossing, Northwest Park

**Neigh. Plan** Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Inconsistent. The Northwest Community Plan indicates Neighborhood Commercial at this locatiion. An application for plan amendment has been submitted and will be presented to the Planning Commission for review on December 22, 2004.

Denial. The requested zoning is not consistent with the Northwest Community Plan. If the plan is amended staff will support rezoning to the C-2 level.

**CASE MANAGER :** Fred Kaiser 207-7942





# CASE NO: Z2004240

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

**Council District:** 3

**Ferguson Map:** 683 C4

**Applicant Name:**

Earl & Associates

**Owner Name:**

Peter Marshall and Cosmo Guido

**Zoning Request:** From FR Farm and Ranch District to UD Urban Development District.

**Property Location:** Tract A and B, NCB 11039; P-48 and P-50A, CB 4283

Adjacent to, and south of, Loop 410 South; east of Roosevelt Avenue; west of Mission Espada

**Proposal:** To allow multi-family development

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A Level 1 Traffic Impact Analysis is required

**Staff Recommendation:**

Inconsistent

UD is inconsistent with the Agriculture land use designation in the Southside Initiative Community Plan. A land use plan amendment to Urban Living was heard by the Planning Commission on November 24, 2004 and they recommended approval.

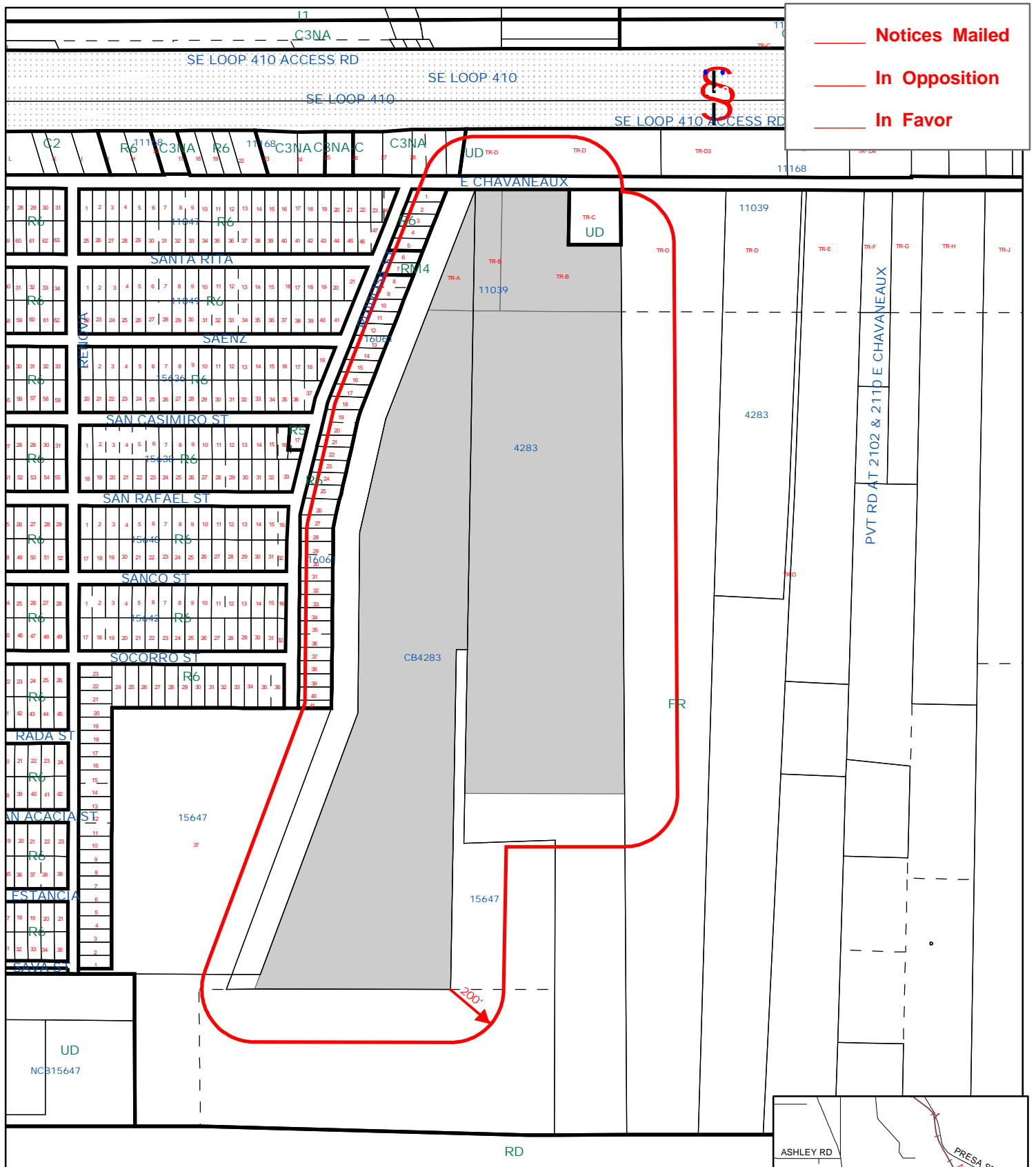
Denial

The Farm and Ranch District is intended to preserve large tracts of land and sensitive historic areas such as Mission Espada to the east. Should the Urban Living future land use category be deemed appropriate for the subject property and approved by City Council, staff would support rezoning the property to UD Urban Development District.

The UD District is a multi-use district that allows commercial, multi-family, and single-family uses. The Urban Development district is deemed consistent with the Southside Initiative Community Plan as a whole because it seeks to encourage centralized commercial areas, pedestrian-friendly environments, road connectivity, and protect viewsheds along transportation corridors.

The subject property is east of the Villa Coronado residential subdivision. If developed according to the standards of the Urban Development District, the proposed multi-family development would be compatible with this existing residential development and with future development in the immediate area.

**CASE MANAGER :** Trish Wallace 207-0215



\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

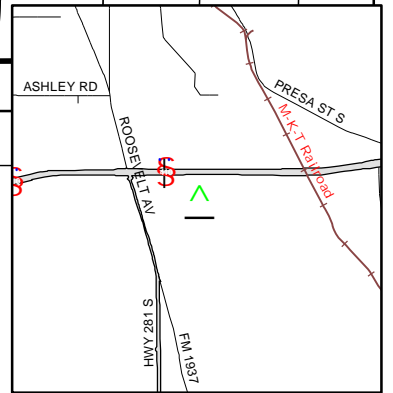
# ZONING CASE: **Z2004-240**

City Council District NO. 3  
 Requested Zoning Change  
 From: "FR" To "UD"  
 Date: December 9, 2004  
 Scale: 1" = 400'

[Grey Box] Subject Property  
 [Red Circle] 200' Notification

E-1  
p.612

C:\Sept\_7\_2004  
 (A.Z.)



# CASE NO: Z2004245

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

Zoning Commission: Continued from November 16, 2004

**Council District:** 4

**Ferguson Map:** 681 C1

**Applicant Name:**

Ljubisa Stamenov

**Owner Name:**

Ljubisa Stamenov

**Zoning Request:** From C-3 MAOZ-2 Commercial District Military Airport Overlay Zone to I-1 MAOZ-2 General Industrial District Military Airport Overlay Zone.

**Property Location:** The northeast 140 feet of Lots 7 and 8, Block 12, NCB 14267  
8730 IH 35 South

**Proposal:** For a large truck repair and wash facility  
**Neigh. Assoc.** South/Southwest Neighborhood Association

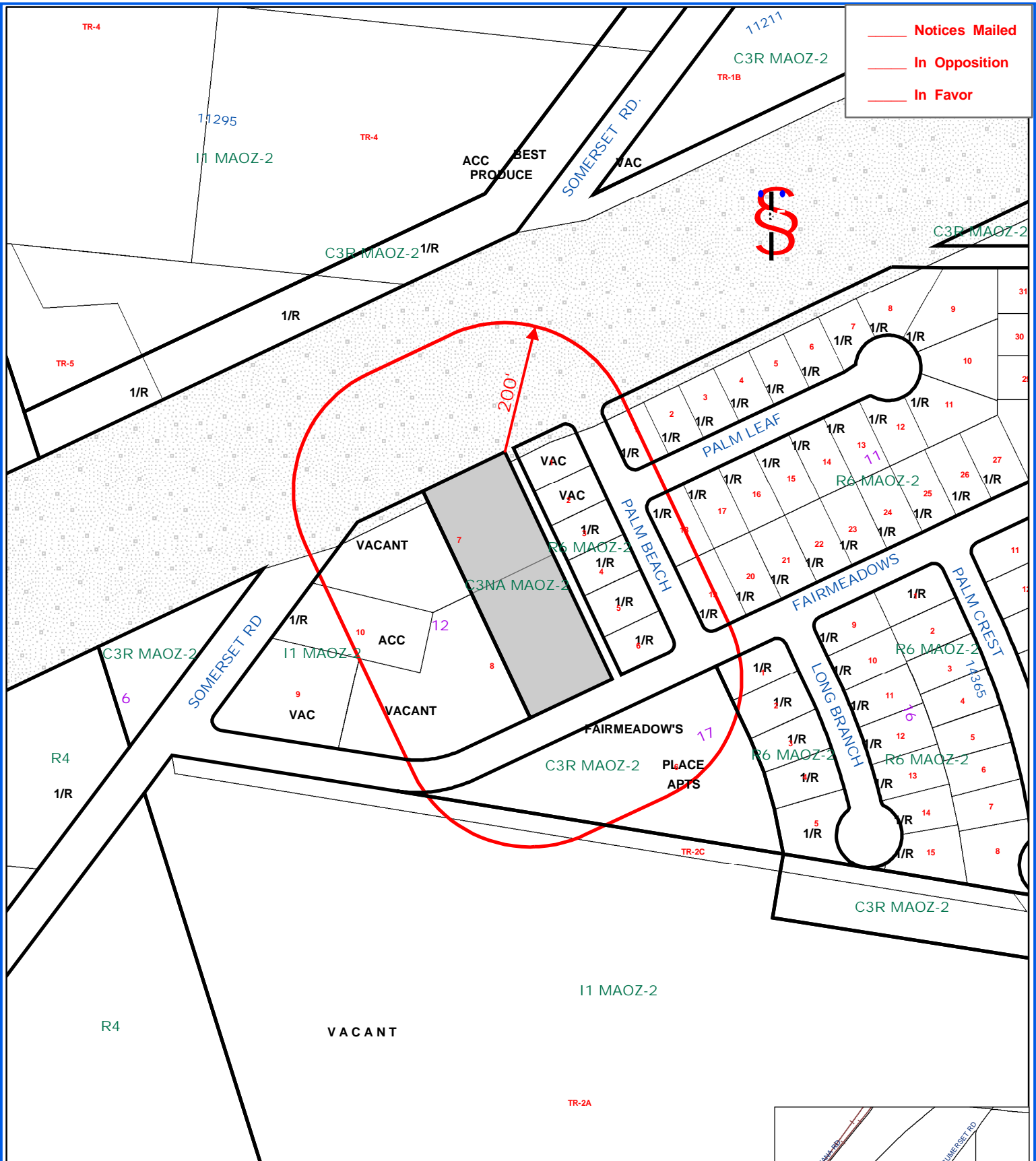
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial. Industrial uses are not appropriate adjacent to residential homes. Heavy truck traffic associated with industrial uses may pose a danger and nuisance to residences in the adjacent neighborhood. The existing C-3 should remain as it provides an acceptable transition between the residential uses to the east and the industrial zoning to the west.

**CASE MANAGER :** Fred Kaiser 207-7942



\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

## ZONING CASE: **Z2004-245**

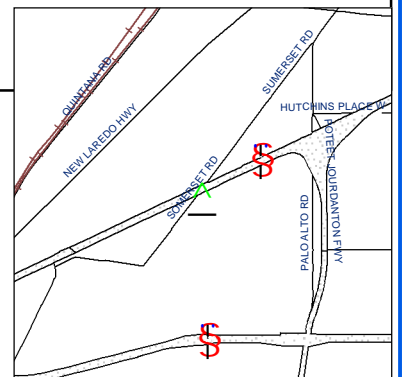
City Council Change NO. 4  
 Requested Zoning Change  
 From: C-3 MAOZ-2 To I-1 MAOZ-2  
 Date: December 07, 2004  
 Scale: 1" = 200'

[Grey Box] Subject Property  
 [Red Circle] 200' Notification

E-1  
p.582



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# CASE NO: Z2004254

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

**Council District:** 7

**Ferguson Map:** 548 C6

**Applicant Name:**

HEB Grocery Co., L. P. c/o Todd Piland

**Owner Name:**

C. V. Wogenstahl and Rita J. Black Family Trust; Rita J. Busick, Trustee

**Zoning Request:** From PUD O-1 Office Planned Unit Development District and MF-33 Multi-Family District to C-3 General Commercial District.

**Property Location:** 25.150 acres out of NCB 14653

5908 and 5886 Babcock Road

Southwest side of Babcock Road, northwest of Huebner Road

**Proposal:** Commercial development (HEB Superstore #23)

**Neigh. Assoc.** Alamo Farmsteads/Babcock Road Neighborhood Association

**Neigh. Plan** Huebner/Leon Creeks Community Plan

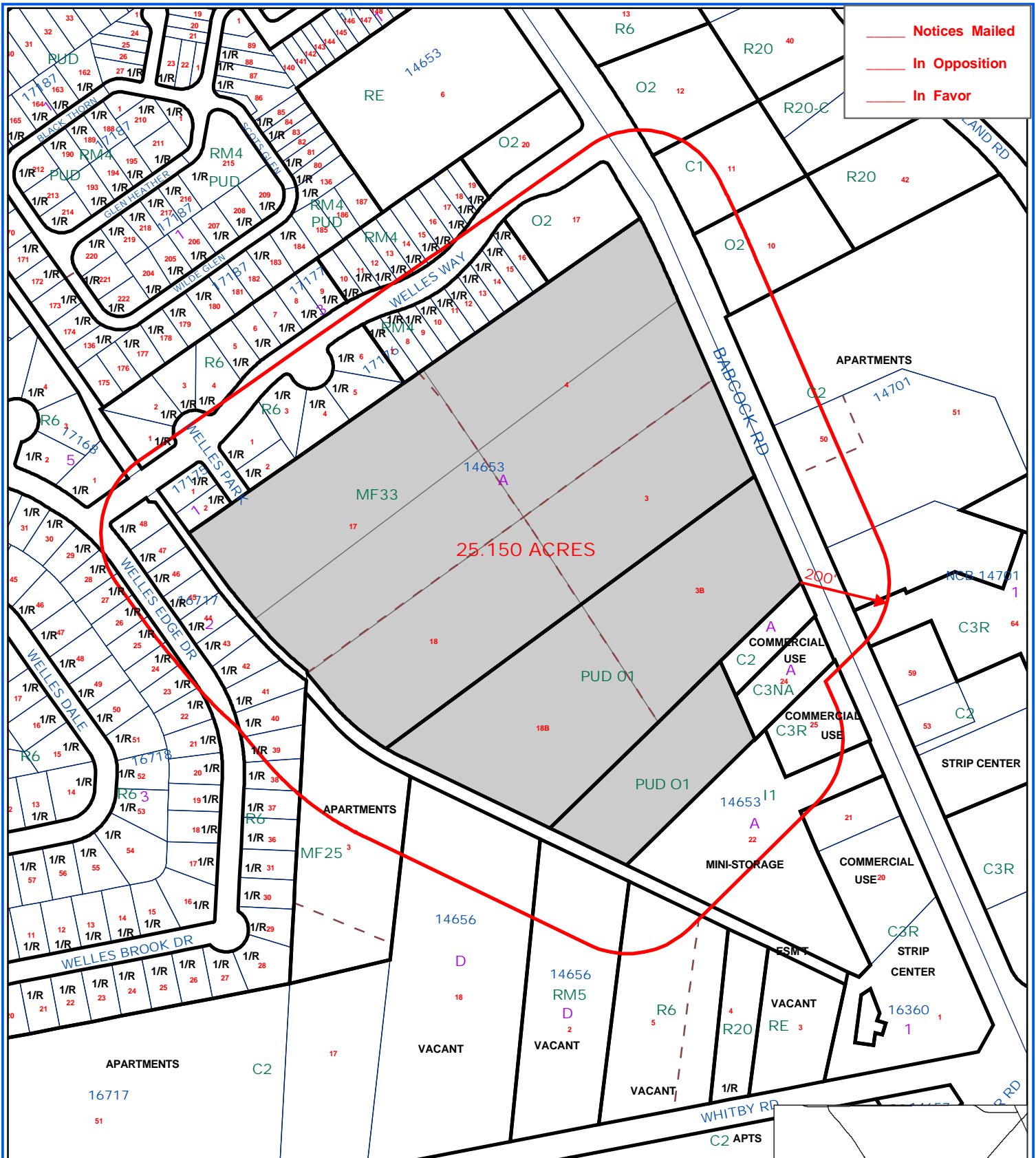
**TIA Statement:** A Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the HEB #23. The analysis is in compliance with TIA Ordinance 91700.

**Staff Recommendation:**

Inconsistent. The land use component of the Huebner/Leon Creek Community Plan calls for this area to be developed as High Density Residential. The applicant has applied for a plan amendment which will be considered by the Planning Commission on November 24, 2004 meeting (Recommended Approval). The plan amendment has been forwarded to the City Council for consideration December 9, 2004.

Denial. Inconsistent with the Huebner/Leon Creek Community Plan. If the plan is amended, staff recommends approval. The subject property is undeveloped and located on Babcock Road a Secondary Arterial Type A. The subject property is adjacent to R-6 Residential Single-Family District, MF-25 Multi-Family District, C-2 Commercial District to the southwest, R-6 Residential Single-Family District, RM-4 Residential Mixed District, O-2 Office District to the northwest, C-2 Commercial District, C-3 NA General Commercial District, Nonalcoholic Sales and I-1 General Industrial District to the southeast. An existing H.E.B. is located at the intersection of Babcock Road and Huebner Road.

**CASE MANAGER :** Pedro Vega 207-7980



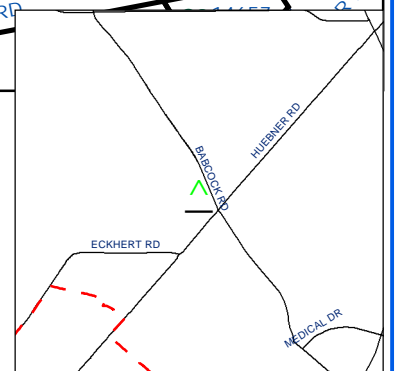
# ZONING CASE: **Z2004-254**

**City Council District NO. 7**  
**Requested Zoning Change**  
**From: MF33 and PUD O1 To C3**  
**Date: December 9, 2004**  
**Scale: 1" = 300"**

Subject Property  
 200' Notification

C-7  
p.548

C:\NOV\_2\_2004



# CASE NO: Z2004255 C

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

**Council District:** 5

**Ferguson Map:** 615 C4

**Applicant Name:**

Antonia C. Ramos

**Owner Name:**

Antonia C. Ramos

**Zoning Request:** From R-5 Residential Single-Family District to MF-25 Multi-Family District.

**Property Location:** Lots 45 and 46, Block 14, NCB 8870

212 North San Gabriel

**Proposal:** To complete the construction of a duplex.

**Neigh. Assoc.** None

**Neigh. Plan** None

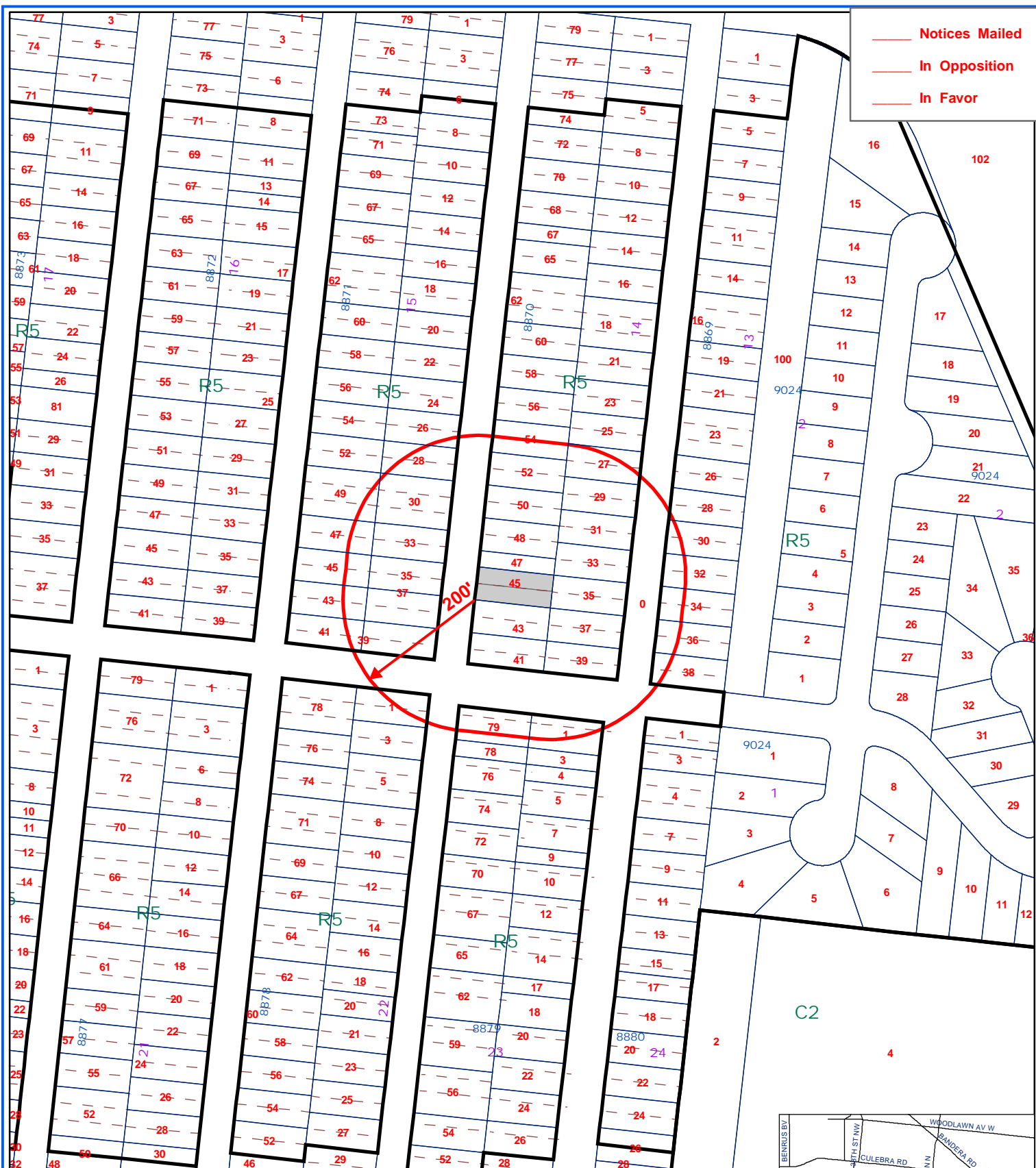
**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial. The subject property is located on a local residential street in the interior of a single-family residential neighborhood surrounded by single-family homes. A newly constructed single-family home exists just north of the subject property. City staff conducted a large area rezoning in the community effectively rezoning the subject property along with 2,364 surrounding properties from MF-33 to R-5. The rezoning was intended to correct the inconsistencies emerging after the UDC conversion, while ultimately protecting the established single-family residential neighborhood by discouraging the encroachment of multi-family developments and by promoting future and continued ownership of single-family homes in the neighborhood. City Council passed the rezoning on March 27, 2003.

If the requested rezoning is approved, the lot size would permit up to three units which may set a precedent for future encroachment of two, three and four unit family dwellings in this established single-family residential neighborhood.

**CASE MANAGER :** Christie Chapman 207-8389



# ZONING CASE: **Z2004-255**

**City Council District NO. 8**  
**Requested Zoning Change**  
**From: "R-5" To "MF-25"**  
**Date: December 7, 2004**  
**Scale: 1' = 200"**

**Subject Property**  
 **200' Notification**

B-5  
p.615



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# CASE NO: Z2004256 SC

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

**Council District:** 4

**Ferguson Map:** 613 C7

**Applicant Name:**

Brian Parks, Provident Realty

**Owner Name:**

La Salle Bank National Association

**Zoning Request:** From C-3R Commercial District, Restrictive Alcoholic Sales to C-3R S C Commercial District, Restrictive Alcoholic Sales with Specific Use Authorization for a mini-storage facility exceeding 2 1/2 acres and Boat/Marine Storage and a Conditional Use for long term parking of Recreational Vehicles..

**Property Location:** Lot 3, Block 38, NCB 17388

2015 Southwest Loop 410

Southwest corner of Southwest Loop 410 and Westpond Drive

**Proposal:** Mini-Storage Facility, Boat/Marine storage and long term parking of Recreational vehicles.

**Neigh. Assoc.** Rainbow Hills Neighborhood Association

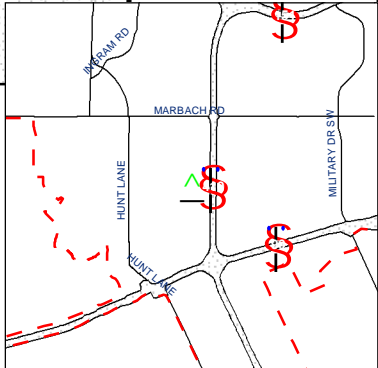
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required. A Traffic Impact Analysis will be required at the Master Development Plan, Plat, and/or Building Permit level.

### Staff Recommendation:

Approval. The subject property is currently vacant and former K-MART Store. The subject property is located at the intersection of Southwest Loop 410, a major arterial, and Westpond Drive, a collector street. Four existing driveways and one proposed offering sufficient ingress and egress from the property. The subject property is adjacent to R-5 Residential Single-Family District to the west and south, C-3R Commercial District, Restrictive Alcoholic Sales to the south and across Westpond Drive to the north. The C-3R S C Commercial District, Restrictive Alcoholic Sales with Specific Use Authorization for a mini-storage facility exceeding 2 1/2 acres and Boat/Marine Storage and a Conditional Use for long term parking of Recreational Vehicles would be appropriate at this location and encourages re-use of the vacant building.

**CASE MANAGER :** Pedro Vega 207-7980



**City Council District NO. 4**  
**Requested Zoning Change**  
**From: "C-3R" To "C-3R SC"**  
**Date: December 7, 2004**  
**Scale: 1' = 300"**

C-7  
p.613

4

C:\DEC\_7\_2004

# CASE NO: Z2004257

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

**Council District:** 8

**Ferguson Map:** 479 F3

**Applicant Name:**

Top Flight Development and Investment,  
LLC

**Owner Name:**

Clyde B. and Peggy Jo Smith

**Zoning Request:** From R-6 Residential Single-Family Hill Country Gateway Corridor District (GC-1) to O-2 Office Hill Country Gateway Corridor District (GC-1).

**Property Location:** Parcel 8A, Pracel 1A and Parcel 6B, NCB 18338 (11.40 Acres)

23095 Interstate Highway 10 West

Westside of Interstate Highway 10 West, northwest of Steeple Park

**Proposal:** Condominium office complex

**Neigh. Assoc.** Steeple Brook Home Owners Association (within 200 feet) and The Dominion Home Owners Association (within 200 feet)

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required. A Traffic Impact Analysis will be required at the Master Development Plan, Plat, and/or Building Permit level.

**Staff Recommendation:**

Denial of O-2 Office Hill Country Gateway Corridor District (GC-1) and approval of O-1 Office Hill Country Gateway Corridor District (GC-1). The subject property is undeveloped and located on the IH 10 West access road. The subject property is adjacent to R-6 Residential Single-Family Hill Country Gateway Corridor District (GC-1) to the west, north to the south, O-1 Office Hill Country Gateway Corridor District (GC-1) to the north and C-3 General Commercial Hill Country Gateway Corridor District (GC-1) to the southeast. The O-1 Office Hill Country Gateway Corridor District (GC-1) provides adequate transition between the single-family dwellings to the south and west. The O-2 Office Hill Country Gateway Corridor District (GC-1) allows unlimited building height and size.

**CASE MANAGER :** Pedro Vega 207-7980



# CASE NO: Z2004258

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

**Council District:** 1

**Ferguson Map:** 616 C1

**Applicant Name:**

Annette Aguirre

**Owner Name:**

Annette Aguirre

**Zoning Request:** From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for a Professional Office.

**Property Location:** Lots 21 through 23, Block 42, NCB 1850

1100 West Woodlawn

The southwest corner of West Woodlawn and Michigan Avenue

**Proposal:** To operate as a professional office.

**Neigh. Assoc.** Beacon Hill Neighborhood Association

**Neigh. Plan** Midtown Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Inconsistent.

The land use component for the Midtown Neighborhood Plan calls for medium-density residential. Medium-density residential uses include three and four unit family dwellings and townhouses. The property owner has filed a plan amendment requesting "office use." The Planning Commission will hear the requested plan amendment on December 22, 2004.

Denial. The subject property is located on the corner of West Woodlawn and Michigan Avenue. West Woodlawn is a Secondary Arterial, Type B. The subject property is surrounded by a mixture of development including single-family homes, two or more unit dwellings and several office and commercial uses. A church and parking lot are directly across the subject property fronting Woodlawn. Due to the size of the residential structure, 3172 square feet, the office use would require at least 10 parking spaces. If the property owner can provide the appropriate parking spaces and the City Council recommends approval of the plan amendment, staff can support a Residential Single-Family District with a Conditional Use for a Professional Office.

**CASE MANAGER :** Christie Chapman 207-8389



# CASE NO: Z2004260

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 4

**Ferguson Map:** 681 C4

**Applicant Name:**

SiGa International

**Owner Name:**

Dionicion Pais, Jr.

**Zoning Request:** From R-6 Residential Single Family District to C-2 Commercial District.

**Property Location:** Lot 3, Block 16, NCB 1447

The southside of Reforma Drive at Wikieup Drive

The southside of Reforma Drive at Wikieup Drive

**Proposal:** To allow retail/commercial use

**Neigh. Assoc.** South Southwest Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. Adjacent to existing C-2 on the east and south. Fronts R4 and street row to the north. C-2 uses at this location can be compatible with adjacent uses and the neighborhood in general.

**CASE MANAGER :** Fred Kaiser 207-7942





# CASE NO: Z2004261

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 6

**Ferguson Map:** 612 F8

**Applicant Name:**

Charro - Mirasol, L. P.

**Owner Name:**

Legacy Trails Development Joint Venture

**Zoning Request:** From R-6 Residential Single Family District to PUD R-6 Planned Unit Development Residential Single-Family District.

**Property Location:** 12.82 acre tract of land out of NCB 17674

Military Drive West

Northwest side of Military Drive West, northeast of Polly Court

**Proposal:** To designate PUD (Gated Community)

**Neigh. Assoc.** None

**Neigh. Plan** None

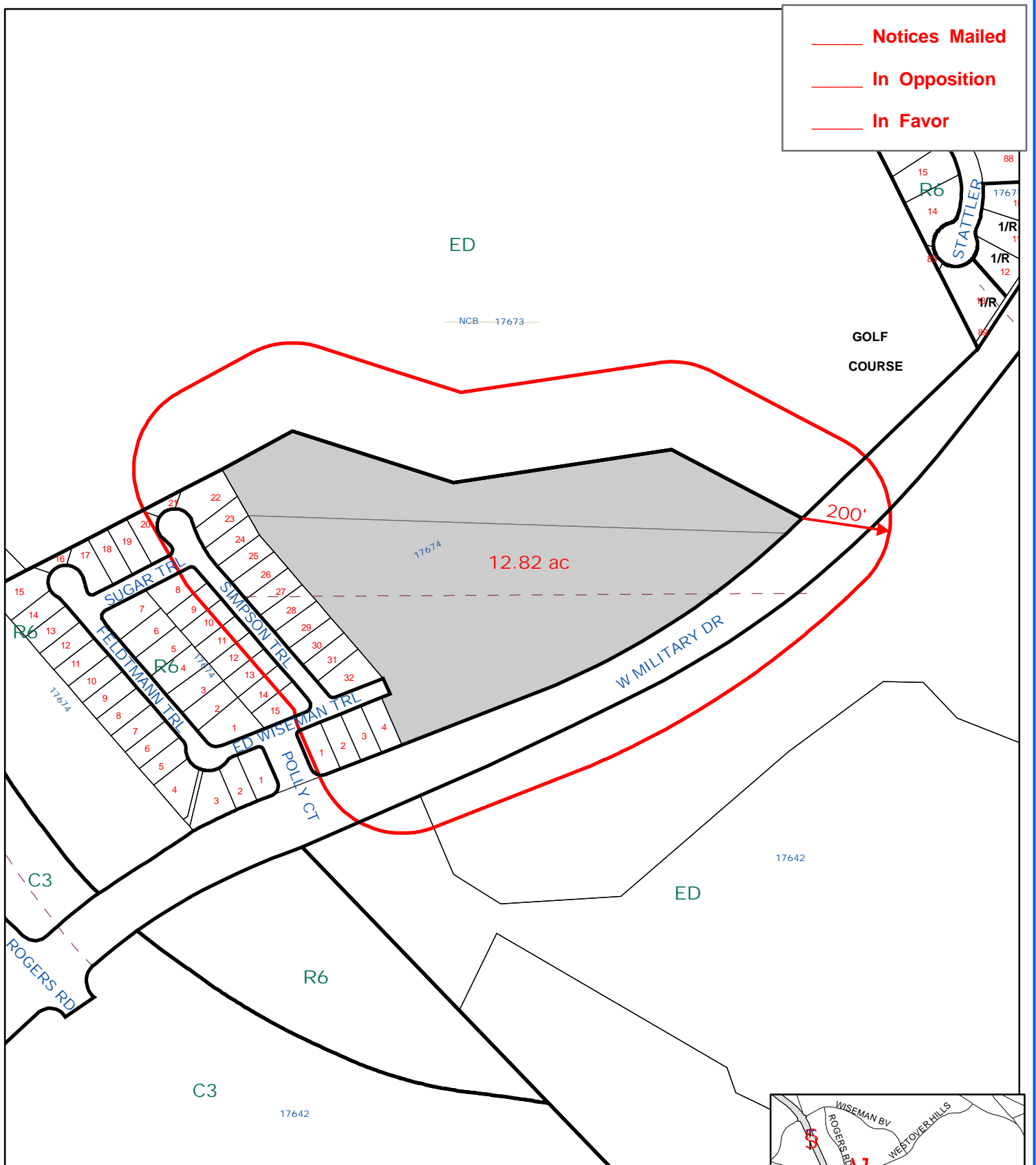
**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The subject property is currently vacant and will be accessed by Military Drive West a Secondary Arterial Type A. The Planned Unit Development (PUD) district will provide flexibility in the planning and construction by allowing a gated development. The subject property is adjacent to PUD R-6 Planned Unit Development Residential Single-Family District to the southwest and ED Entertainment District to the north and across Military Drive West to the south. The PUD R-6 Planned Unit Development Residential Single-Family District is in character with the surrounding neighborhoods.

**CASE MANAGER :** Pedro Vega 207-7980

- \_\_\_\_ Notices Mailed
- \_\_\_\_ In Opposition
- \_\_\_\_ In Favor



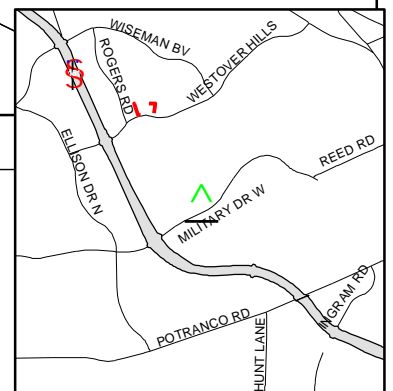
## ZONING CASE: Z2004-261

City Council District NO. 6  
 Requested Zoning Change  
 From: "R-6" To "R-6 PUD"  
 Date: December 7, 2004  
 Scale: 1" = 300'

■ Subject Property  
 ○ 200' Notification

E-1  
 p.612

C:\Sept\_7\_2004  
 (A.Z.)



# CASE NO: Z2004262

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 4

**Ferguson Map:** 612 A4

**Applicant Name:**

Wal-Mart Stores

**Owner Name:**

James and Judith Burgess

**Zoning Request:** From R-6 Residential Single-Family District to C-3 Commercial District.

**Property Location:** A 22.987 acre tract out of NCB 34361

11385 Potranco Road and 171 Loop 1604 South West

**Proposal:** To develop a retail store.

**Neigh. Assoc.** None

**Neigh. Plan** None

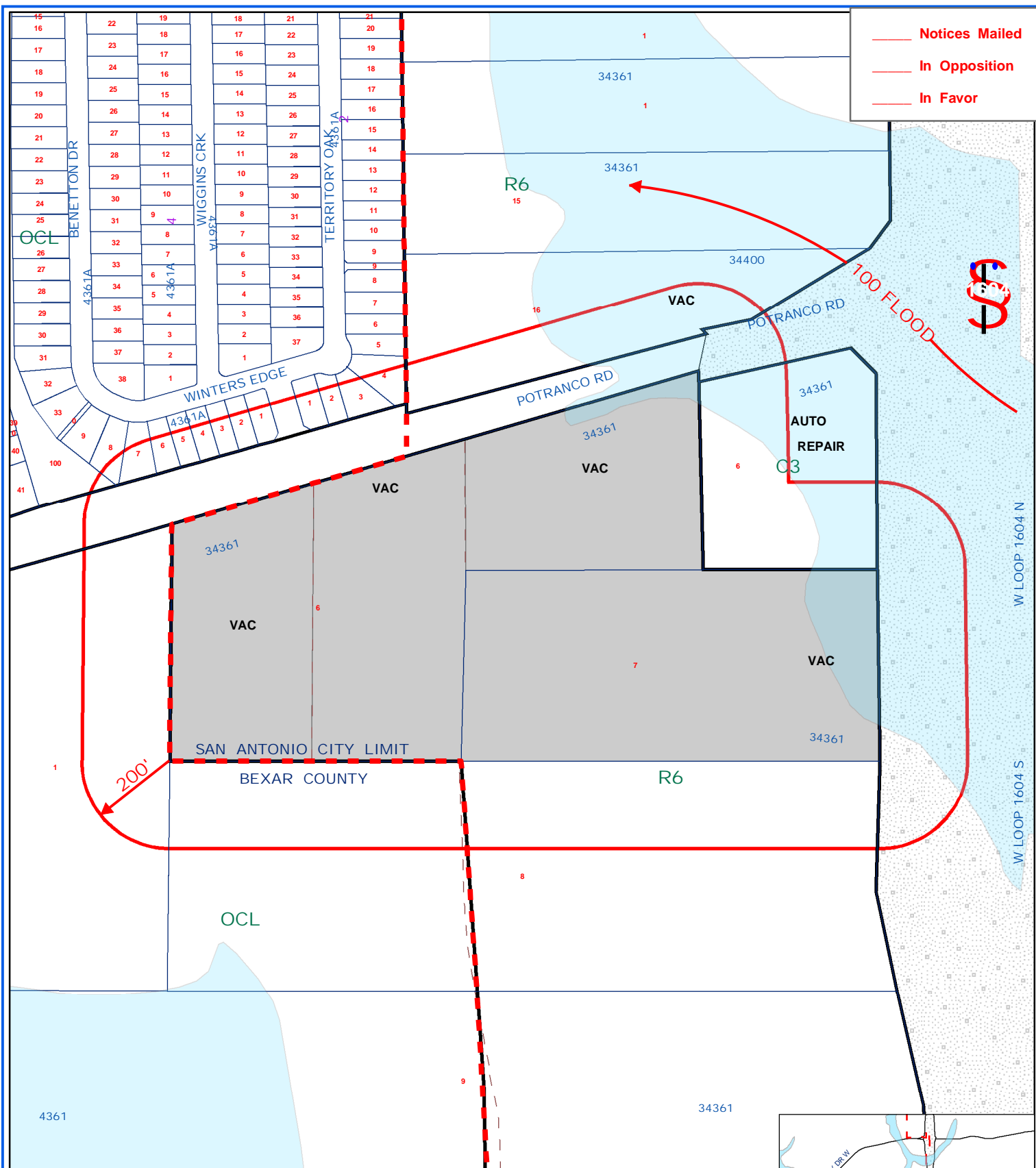
**TIA Statement:** A Level 2 Traffic Impact Analysis is required. The analysis is in compliance with TIA Ordinance 91700.

**Staff Recommendation:**

Approval.

The subject property is located at the intersection of the emerging commercial node of Potranco Road (a primary arterial) and West Loop 1604 South (a freeway). The subject property is vacant and is located across the street from a residential subdivision and other vacant properties. C-3 Commercial uses would be more appropriate at this intersection rather than R-6 Single-Family Residential District.

**CASE MANAGER :** Robin Stover 207-7945



# ZONING CASE: **Z2004-262**

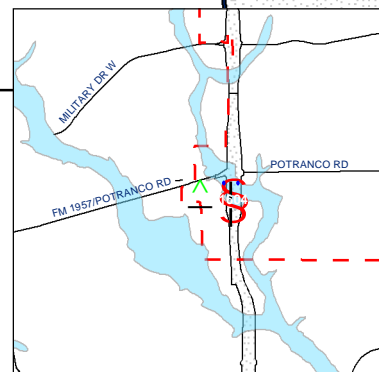
**City Council District NO. 4**  
**Requested Zoning Change**  
**From: R-6 To C-3**  
**Date: December 7, 2004**  
**Scale: 1" = 300'**

 **Subject Property**  
 **200' Notification**

D-2  
p.650



CADEC\_7\_2004



# CASE NO: Z2004263

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 7

**Ferguson Map:** 614 C1

**Applicant Name:**

Rogelio De La Torre

**Owner Name:**

Rogelio De La Torre

**Zoning Request:** From MF-33 Multi-Family District to C-2 Commercial District.

**Property Location:** Southwest irregular 186.22' of Lot 3, Block 1, NCB 13519  
1500 Callaghan Road

**Proposal:** To develop a restaurant.

**Neigh. Assoc.** Culebra Park Neighborhood Association

**Neigh. Plan** None

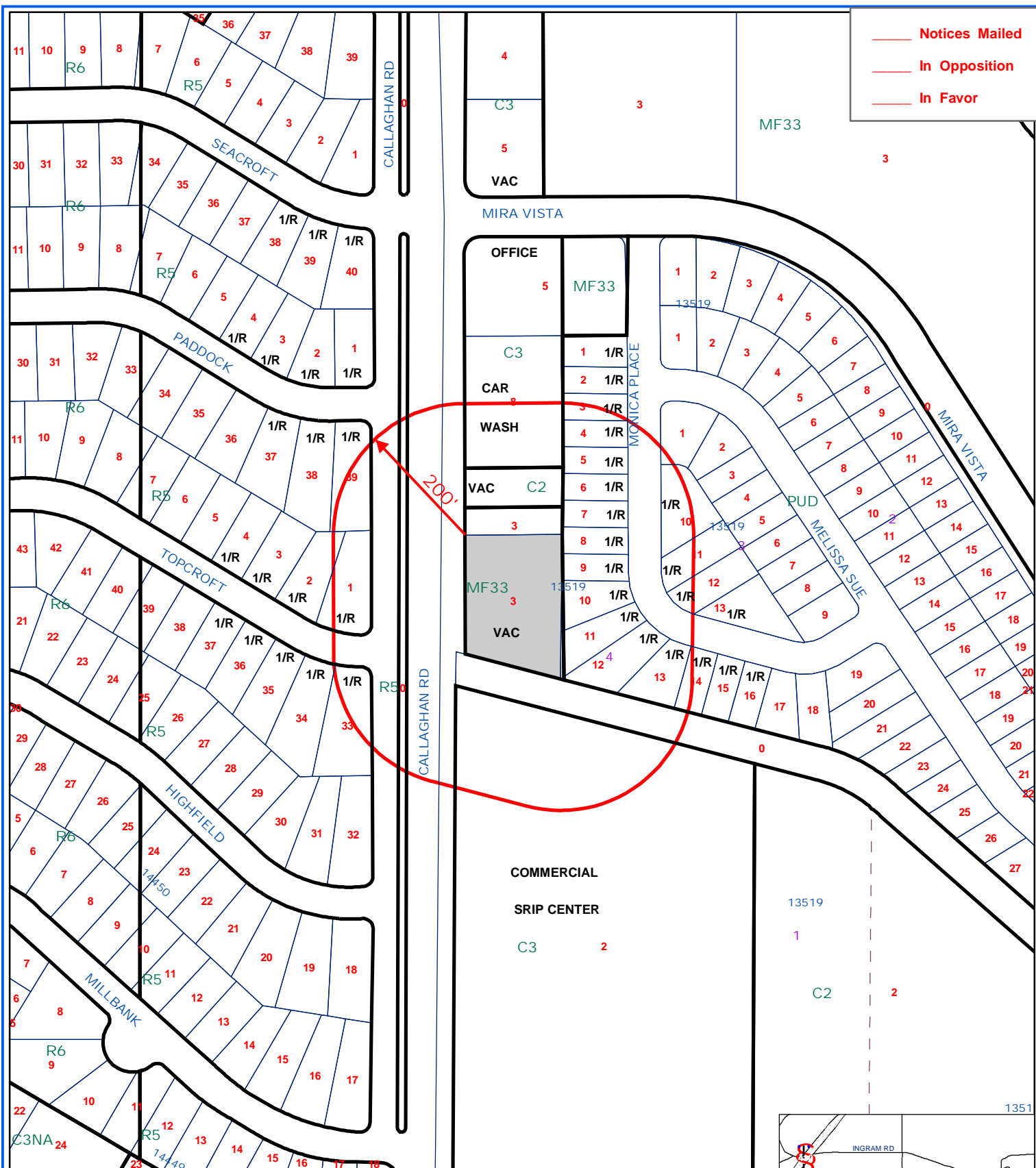
**TIA Statement:** A Traffic Impact Analysis (TIA) is not required. A TIA may be required at plat or building permit stage.

**Staff Recommendation:**

Denial of C-2 Commercial District and approval of C-1 Commercial District.

The subject property is vacant and is located between a self-service car wash and a strip center development. Established residential properties are located across the street from the subject property. The properties located behind the subject property have a privacy fence serving as a buffer between the residential area and the commercial areas fronting Callaghan Road. C-2 does not require a buffer and allows for more intense uses. C-1 would be more appropriate in this area. The surrounding land uses would be more compatible with C-1 uses at this site as opposed to MF-33 Multi-Family Residential.

**CASE MANAGER :** Robin Stover 207-7945



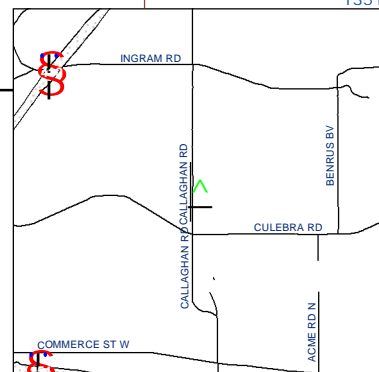
# ZONING CASE: **Z2004-263**

City Council District NO. 6  
 Requested Zoning Change  
 From: MF=33 To C-2  
 Date: December 7, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

D-4  
 p.681

CADEC\_7\_2004



# CASE NO: Z2004264

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 9

**Ferguson Map:** 550 D6

**Applicant Name:**

Champ's Restaurants, Inc.

**Owner Name:**

Champ's Restaurants, Inc.

**Zoning Request:** From C-2 Commercial District to C-3 Commercial District.

**Property Location:** Lot 46, Block 5, NCB 11715

9715 San Pedro Avenue

Northwest Corner of San Pedro and McCarty

**Proposal:** To operate a sports bar and restaurant

**Neigh. Assoc.** Greater Harmony Hills

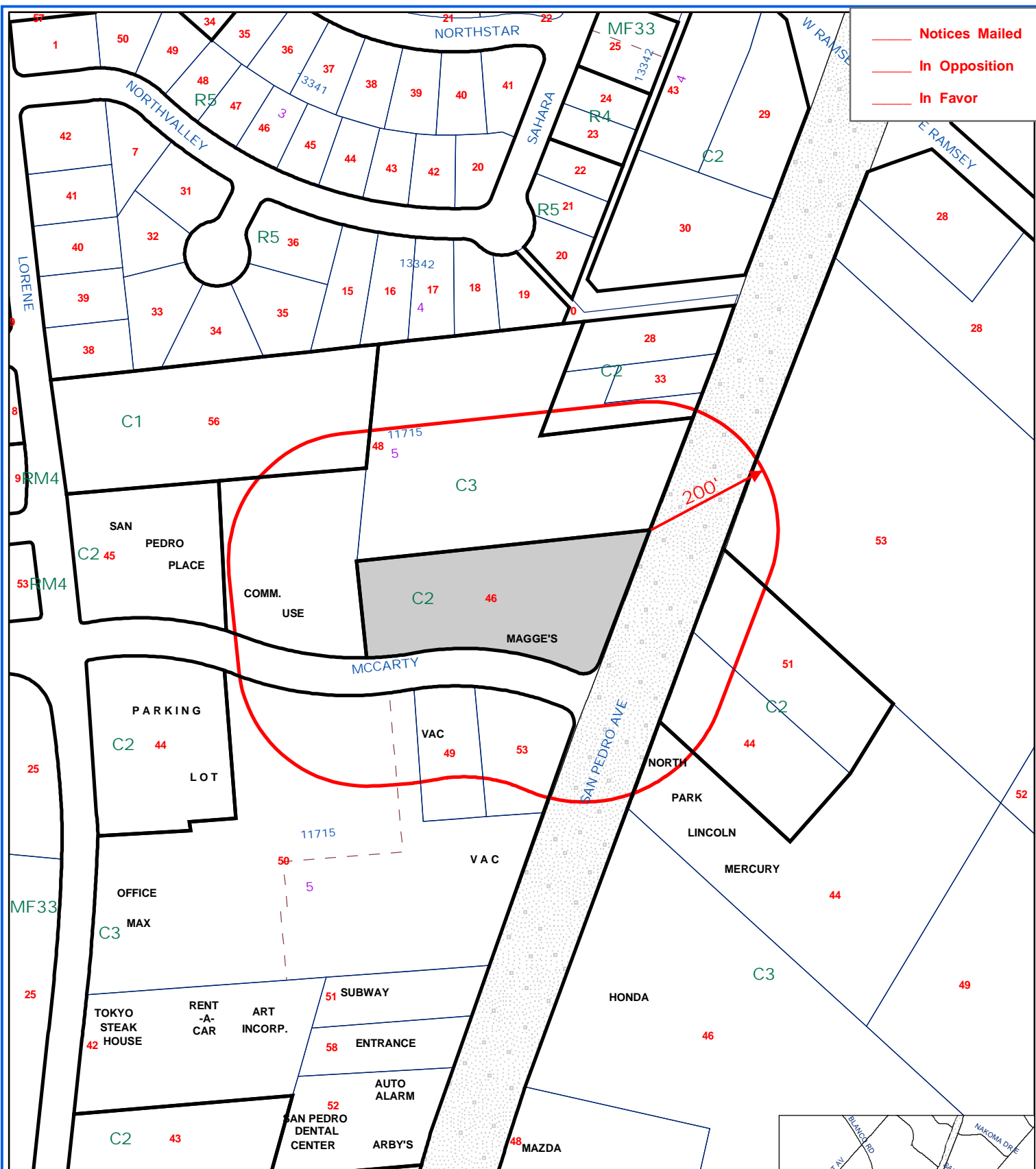
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The subject property is surrounded by C-3 zoning and uses. The existing building was previously a restaurant with bar. C-3 zoning and use are encouraged at major intersections and commercial nodes. San Pedro Avenue is a major thoroughfare and there are no residences within 200 feet. C-3 is appropriate at this location.

**CASE MANAGER :** Richard Ramirez 207-5018



# ZONING CASE: **Z2004-264**

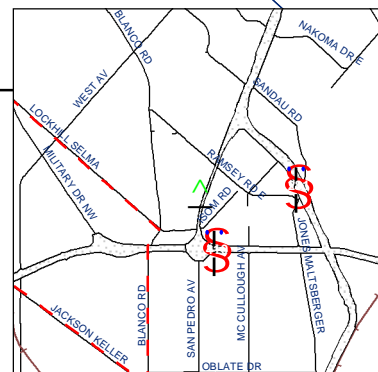
**City Council District NO. 9**  
**Requested Zoning Change**  
**From: "C-2" To "C-3"**  
**Date: December 7, 2004**  
**Scale: 1' = 200"**

Subject Property  
 200' Notification

E-1  
p.582



CADEC\_7\_2004





# CASE NO: Z2004266

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 6

**Ferguson Map:** 578 F4

**Applicant Name:**

Brown Engineering Co.

**Owner Name:**

Lar-Del, Ltd.

**Zoning Request:** From C-2 Commercial District to R-5 Residential Single-Family District.

**Property Location:** Lot 1-102, Block 34, NCB 17639

Southside of Culebra Road near Village Park

Southside of Culebra Road near Village Park

**Proposal:** To develop a residential subdivision

**Neigh. Assoc.** Great Northwest Neighborhood Association

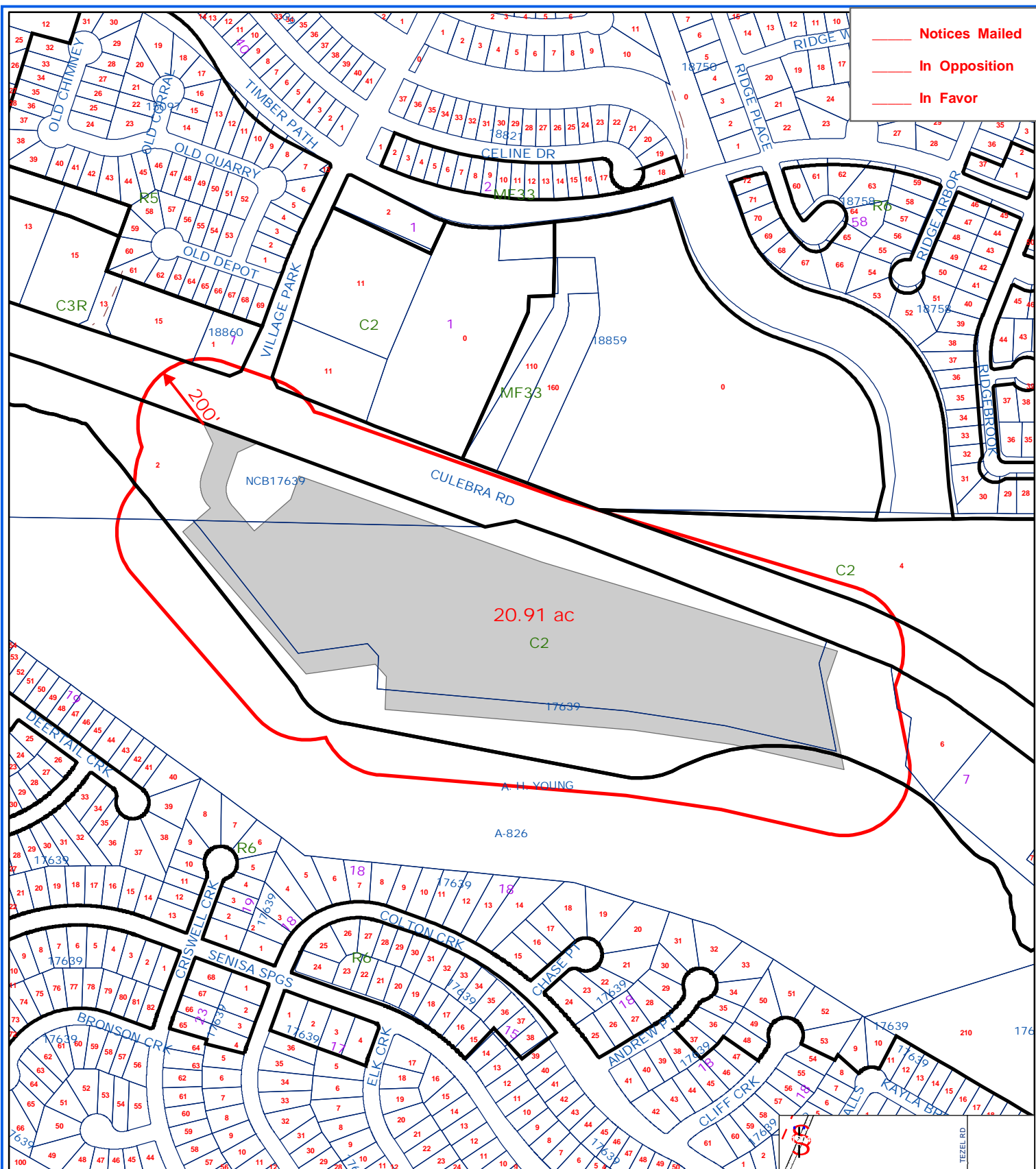
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required, however a TIA was submitted for review.

**Staff Recommendation:**

Approval. The requested zoning to R-5 is a reduction in zoning and use. The northern boundary is Culebra Road. East, west and south is an existing flood plain. The entrance to the development will line up with the existing street, Village Park. Residential zoning will complement the existing development pattern.

**CASE MANAGER :** Richard Ramirez 207-5018

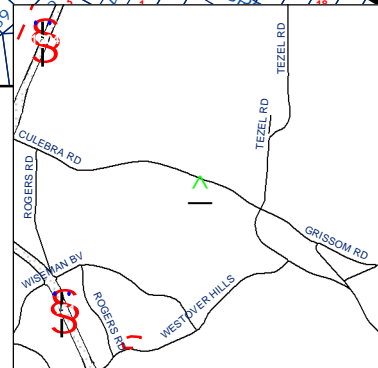


# **ZONING CASE: Z2004-266**

**City Council District NO. 6**  
**Requested Zoning Change**  
**From: "C-2" To "R-5"**  
**Date: December 7, 2004**  
**Scale: 1' = 400"**

 **Subject Property**  
 **200' Notification**

F-4  
p.578  
  
C:\DEC\_7\_2004



# CASE NO: Z2004267 C

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 3

**Ferguson Map:** 650 D2

**Applicant Name:**

John Sallas

**Owner Name:**

Glynn Nance

**Zoning Request:** From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for Multi-Family Dwellings with a Maximum Density of 14 Units Per Acre.

**Property Location:** Lot 6, Block 13, NCB 2911

120 Truax

On the south side of Traux, east of South Flores Street

**Proposal:** To convert existing residence to duplex

**Neigh. Assoc.** Englewood Neighborhood Association

**Neigh. Plan** South Central San Antonio Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

Consistent. The zoning request conforms with the South Central San Antonio Community Plan. The plan calls for low-density residential land use. Low-density residential land use includes single-family houses on individual lots, but can include a limited number of duplexes and granny flats or garage apartments that are developed to address family needs.

Approval. The subject property is one lot zoned R-6 occupied by a two-story single-family home. The applicant wishes to convert the existing single-family home into a duplex. The subject property is located on a local residential street on the boundary of a residential neighborhood leading to South Flores Street, a major arterial. The requested R-6 C would permit no more than 2 dwelling units on the property, which is 6,250 square feet. R-6 C would be consistent with the low-density residential land use designated in the South Central San Antonio Community Plan.

**CASE MANAGER :** Eric Dusza 207-7442

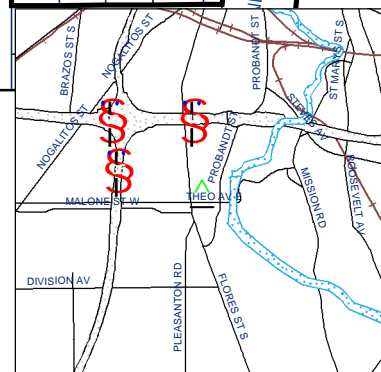


# ZONING CASE: Z2004-267 C

City Council District NO. 3  
 Requested Zoning Change  
 From: R-6 To: R-6 C  
 Date: December 7, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

D-2  
 p.650  
 CADEC\_7\_2004



# CASE NO: Z2004268 C

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 5

**Ferguson Map:** 649 D1

**Applicant Name:**

John C. Winkler

**Owner Name:**

Winkler Partners

**Zoning Request:** From C-2 NA Commercial Nonalcoholic Sales District and R-6 Residential Single-Family District to C-3 C General Commerical District with a Conditional Use for Long Term Parking and Storage of Vehicles.

**Property Location:** 0.828 acres out of NCB 6777

1102 Cupples Road and 1346 Kirk Place

The southeast corner of Cupples Road and Kirk Place

**Proposal:** Vehicle repair and storage

**Neigh. Assoc.** Thompson Community Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Denial. The subject property is located on the corner of an arterial and local street adjacent to a single-family neighborhood. Heavy commercial uses are best located at the intersection of a major arterial and highway. Single-family homes are situated immediately east and north of the subject property. The applicant is currently operating their proposed heavy commercial use on the subject property illegally. Heavy commercial uses are not compatible with residential uses and should be separated by transitional zoning districts. Given the proposed heavy commercial use and immediately adjacent single-family neighborhood, the proposed zoning district would not be compatible with the area. If approved, the requested rezoning would introduce new uses (C-3) into the area that currently do not exist.

**CASE MANAGER :** Eric Dusza 207-7442



# CASE NO: Z2004269

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 8

**Ferguson Map:** 514 E5

**Applicant Name:**

Michael Baucum

**Owner Name:**

Galleria Ventures, Ltd.

**Zoning Request:** From I-1 General Industrial District to C-3 General Commercial District.

**Property Location:** 5.910 acres out of NCB 15825

14810 N. Loop 1604 W

Property generally located south of Loop 1604 North and west of I-10

**Proposal:** To allow for a retail commercial center

**Neigh. Assoc.** None

**Neigh. Plan** None

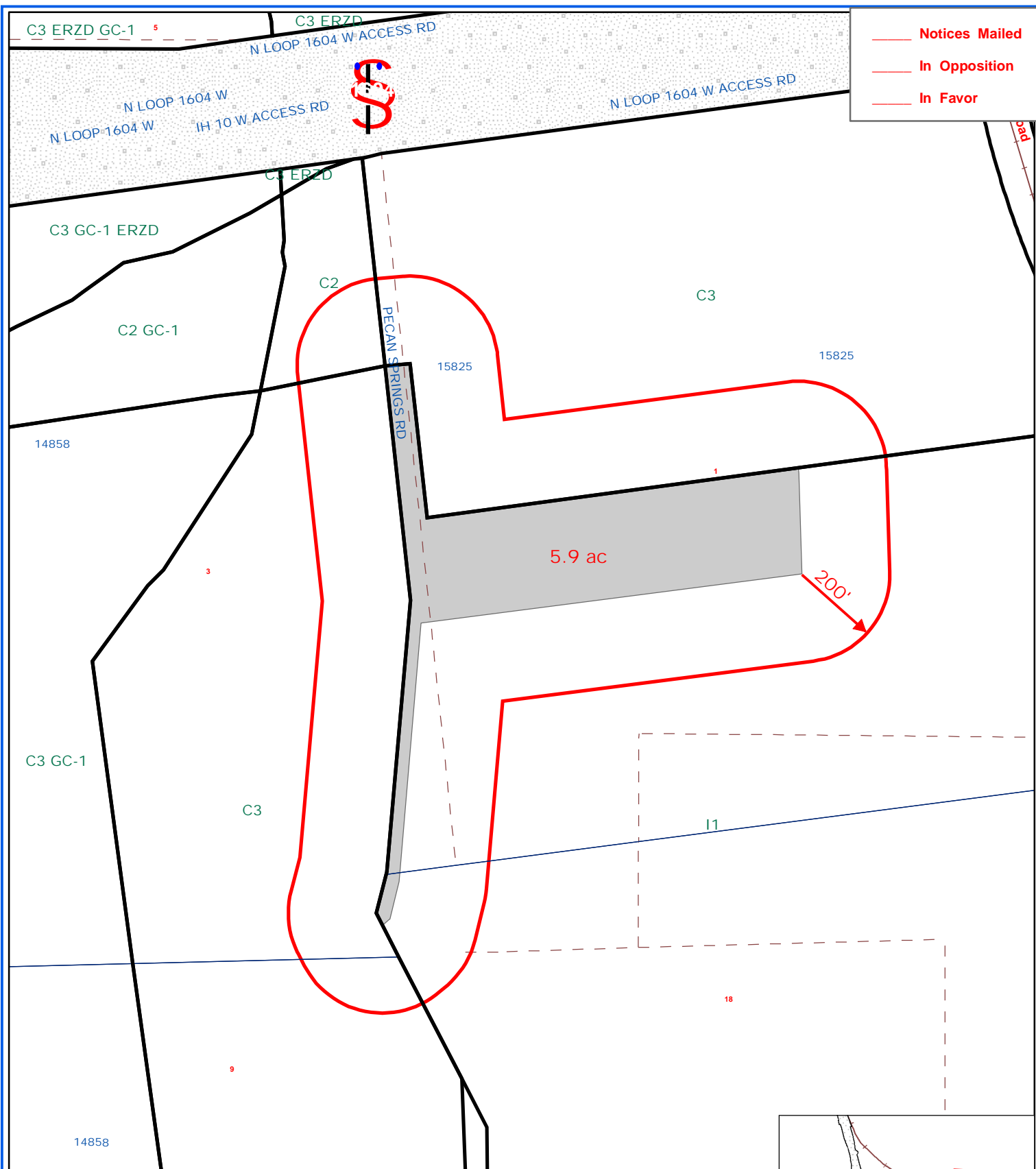
**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval

The subject property and surrounding areas are currently undeveloped and fall within a potential commercial node at the southeast intersection of I-10 and Loop 1604 North. The subject property is currently zoned I1 with C3 and C2 to the north and west and I1 to the south. A light industrial park presently exists to the far east of the subject property. Changing the requested to 5.9 acres to C3 should not negatively impact future development in the area.

**CASE MANAGER :** Trish Wallace 207-0215



— Notices Mailed  
 — In Opposition  
 — In Favor

# **ZONING CASE: Z2004-269**

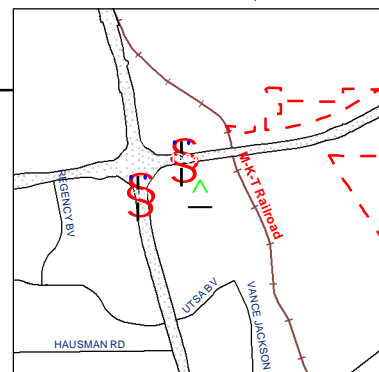
City Council District NO. 8  
 Requested Zoning Change  
 From: "I-1" To "C-3"  
 Date: December 7, 2004  
 Scale: 1" = 300"

■ Subject Property  
 ○ 200' Notification

D-2  
p.650



C:\DEC\_7\_2004





# CASE NO: Z2004271

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 4

**Ferguson Map:** 681 E2

**Applicant Name:**

Baptist University of the Americans

**Owner Name:**

Barrett Construction Company

**Zoning Request:** From R-5 Residential Single-Family District and R-6 Residential Single-Family District to RM-5 Residential Mixed District (69.33 acres) and C-3 General Commercial District (0.026 acres).

**Property Location:** 69.356 acres out of NCB 11186

West Huchins Place (extension)

The south side of the extension of West Huchins Place 470 feet west of Marek Street

**Proposal:** To relocate the Baptist University of the Americans

**Neigh. Assoc.** Patton Tareyton Tempo Neighborhood Association and South Southwest Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The 69.356 acre tract of land is undeveloped and will be accessed by West Hutchins Place (extension) and Ansley Boulevard (extension). All streets and access driveways provide safe and efficient movement of traffic to and from the proposed development. The subject property is adjacent to R-5 Residential Single-Family District to the south, R-6 Residential Single-Family District to the east and west, C-1 Commercial District and C-3 General Commercial District to the north and I-1 General Industrial District to the northwest. The RM-5 Residential Mixed District (69.33 acres) and C-3 General Commercial District (0.026 acres) would be appropriate at this location. The proposed layout will minimize the impact to the adjacent residential neighborhood.

**CASE MANAGER :** Pedro Vega 207-7980



# CASE NO: Z2004272

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 3

**Ferguson Map:** 684 A7

**Applicant Name:**

Brown, P. C.

**Owner Name:**

Pacific Logistic, L. P.

**Zoning Request:** From FR Farm and Ranch District to MI-2 Mixed Heavy Industrial District.

**Property Location:** Lots 1 through 5 and 66 through 70, Block 9; Lots 1 through 8, Block 3; and Lots 1 through 16 and ½ North of Lots 39 through 54, Block 8; of CB 5162

Property generally located south of Southton Road and to the east and west of Center Road

**Proposal:** To reflect existing cold storage plant (industrial use)

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

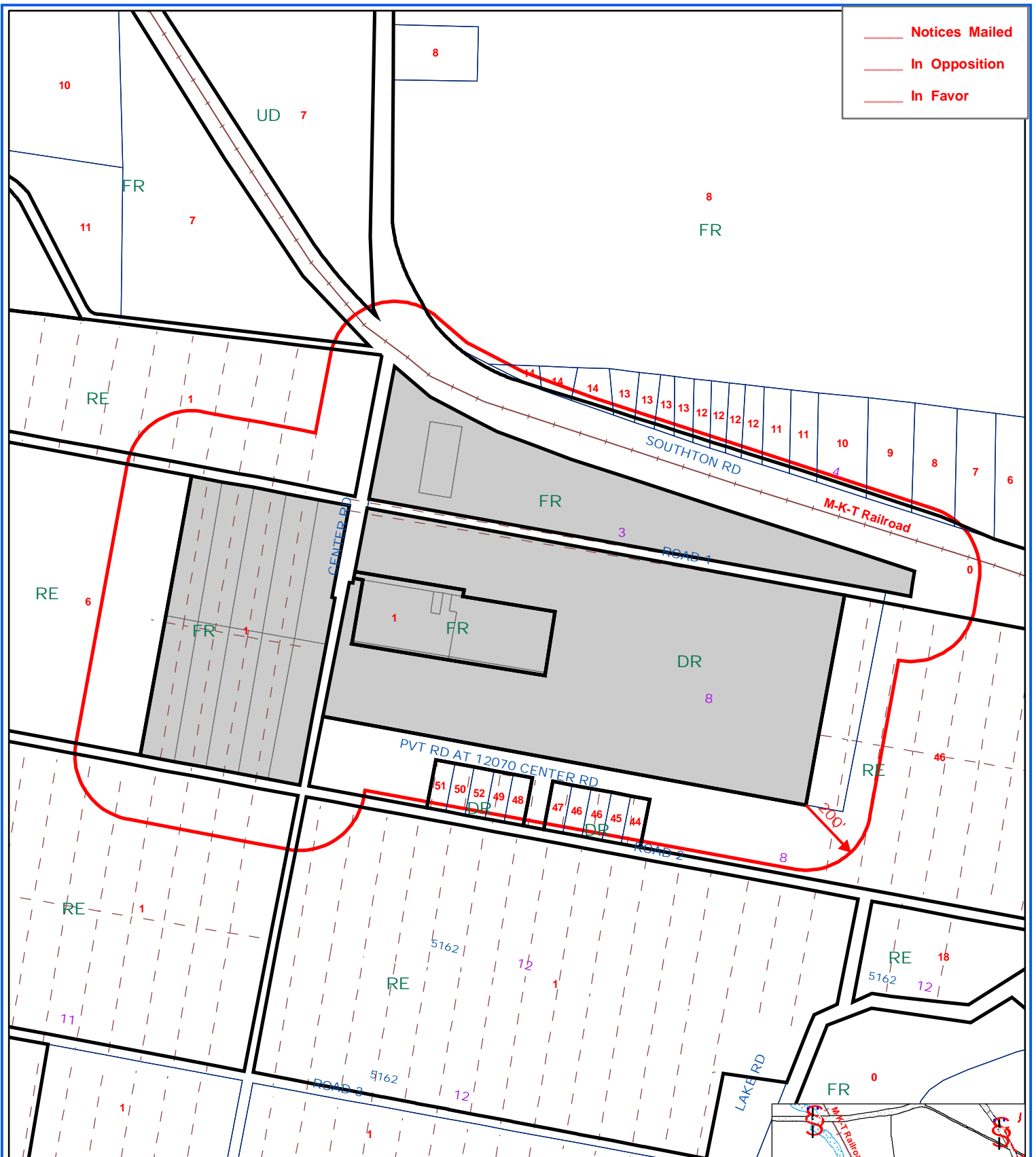
Inconsistent

MI-2 is inconsistent with land use designation of Agricultural on the subject property. An amendment to Heavy Industrial is to be heard by Planning Commission December 8, 2004

Denial

The existing use of the property is for a cold storage plant. State law guarantees the property owner the right to continue this use. The surrounding zoning includes FR Farm and Ranch, UD Urban Development, and RE Residential-Estate. All of these districts allow residential development and FR and UD allow limited commercial development. In general, new or existing residential development is not encouraged adjacent to new or existing industrial uses. The majority of the surrounding property is currently undeveloped. New development coming in will have advanced knowledge of the existing cold storage plant. However, changing the future zoning to industrial would provide uncertainty to surrounding property owners because it would allow additional industrial development by-right on the property above and beyond the present use.

**CASE MANAGER :** Trish Wallace 207-0215



— Notices Mailed  
 — In Opposition  
 — In Favor

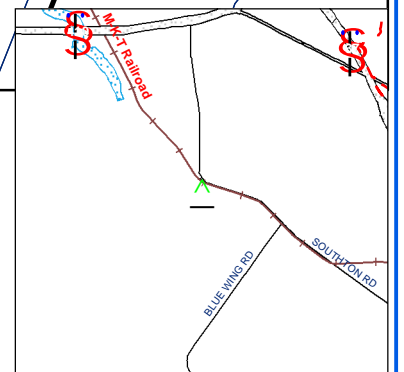
## ZONING CASE: Z2004-272

City Council District NO. 3  
 Requested Zoning Change  
 From: "FR" To "MI-1"  
 Date: December 7, 2004  
 Scale: 1' = 400"

■ Subject Property  
 ○ 200' Notification

E-1  
p.582

C:\DEC\_7\_2004



# CASE NO: Z2004273

## Final Staff Recommendation - Zoning Commission

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**Date:** December 07, 2004

**Council District:** 8

**Ferguson Map:** 514 E5

**Applicant Name:**

Brown, P. C.

**Owner Name:**

Gratr Interests, Ltd.

**Zoning Request:** From R-6 Residential Single-Family District to I-1 General Industrial District.

**Property Location:** 0.5646 acres out of NCB 14847

On Tradesman Drive in the Tradesman Center Subdivision

On Tradesman Drive in the Tradesman Center Subdivision

**Proposal:** To allow for a warehouse/office development

**Neigh. Assoc.** Woods of Shavano

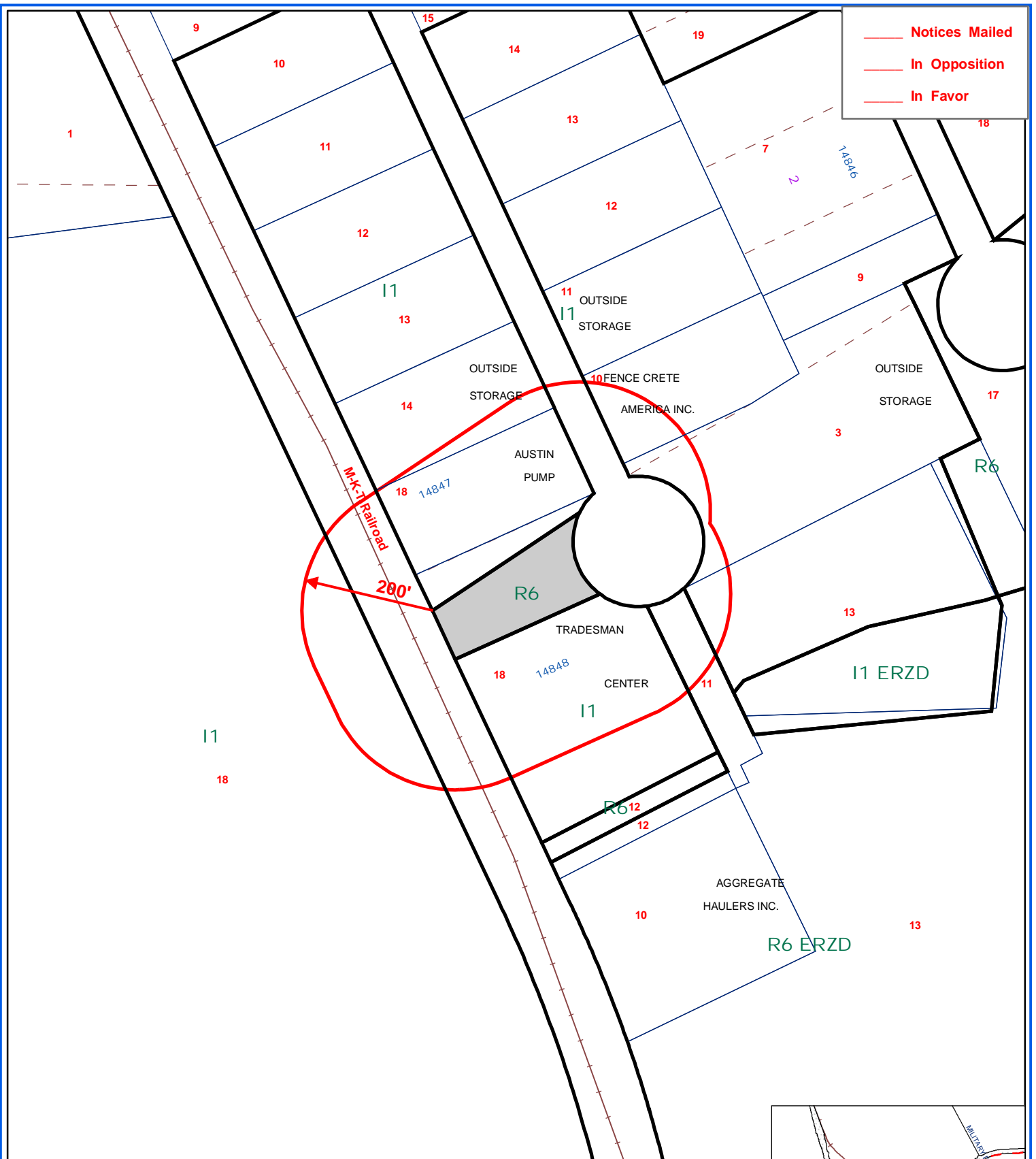
**Neigh. Plan** None

**TIA Statement:**

**Staff Recommendation:**

Approval. The property is surrounded by existing I-1 zoning. The property is located in an existing light industrial park.

**CASE MANAGER :** Fred Kaiser 207-7942



# **ZONING CASE: Z2004-273**

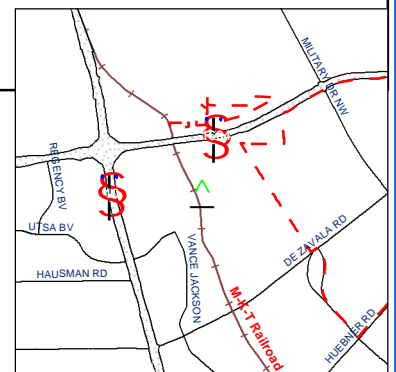
**City Council District NO. 8**  
**Requested Zoning Change**  
**From: "R-6" To "I-1"**  
**Date: December 7, 2004**  
**Scale: 1' = 200"**

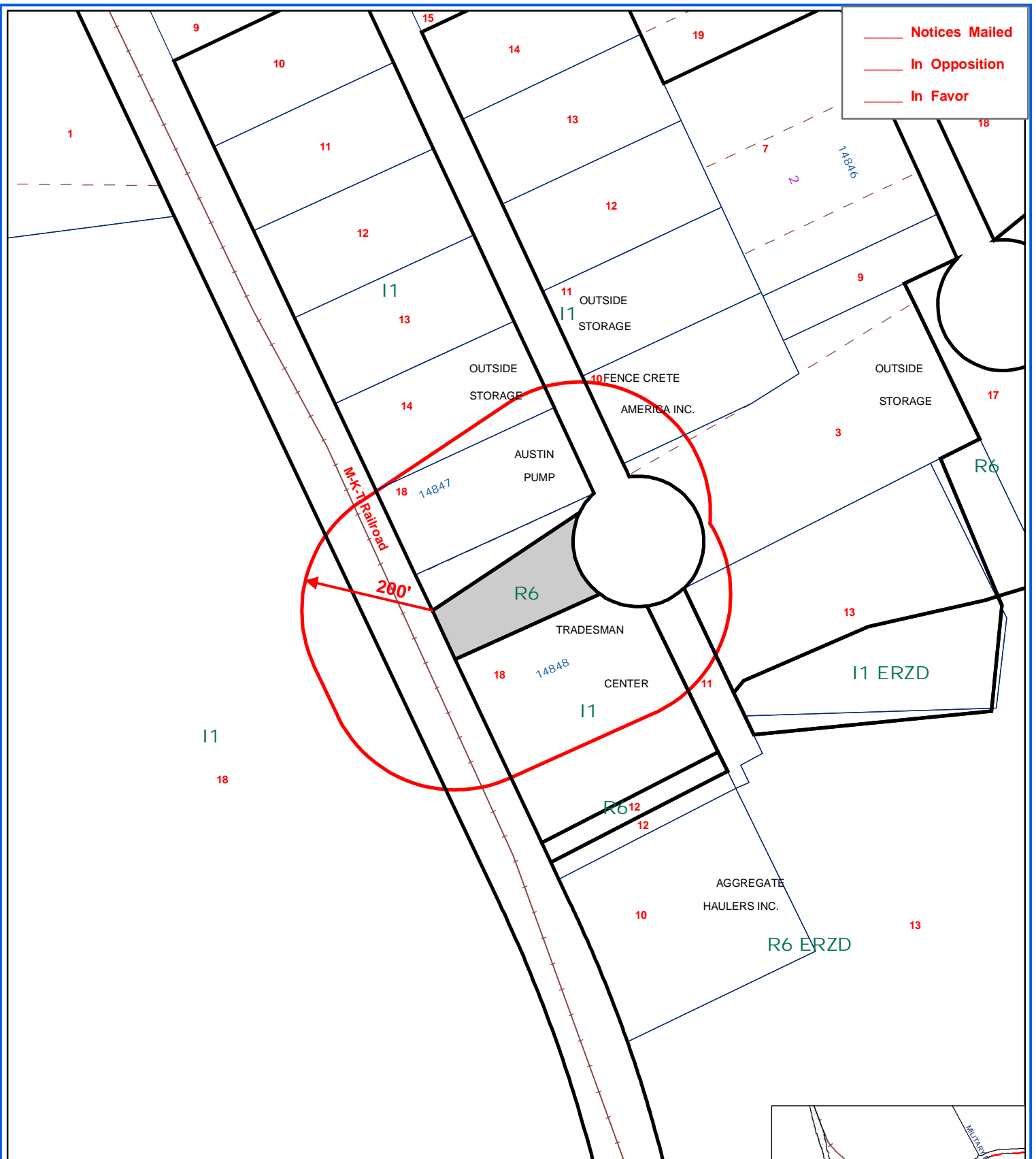
 **Subject Property**  
 **200' Notification**

A-7  
p.684



C:\DEC\_7\_2004





# ZONING CASE: **Z2004-273**

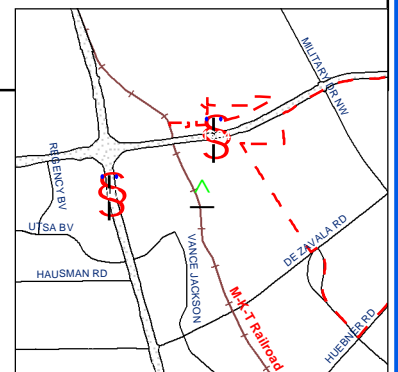
**City Council District NO. 8**  
**Requested Zoning Change**  
**From: "R-6" To "I-1"**  
**Date: December 7, 2004**  
**Scale: 1' = 200"**

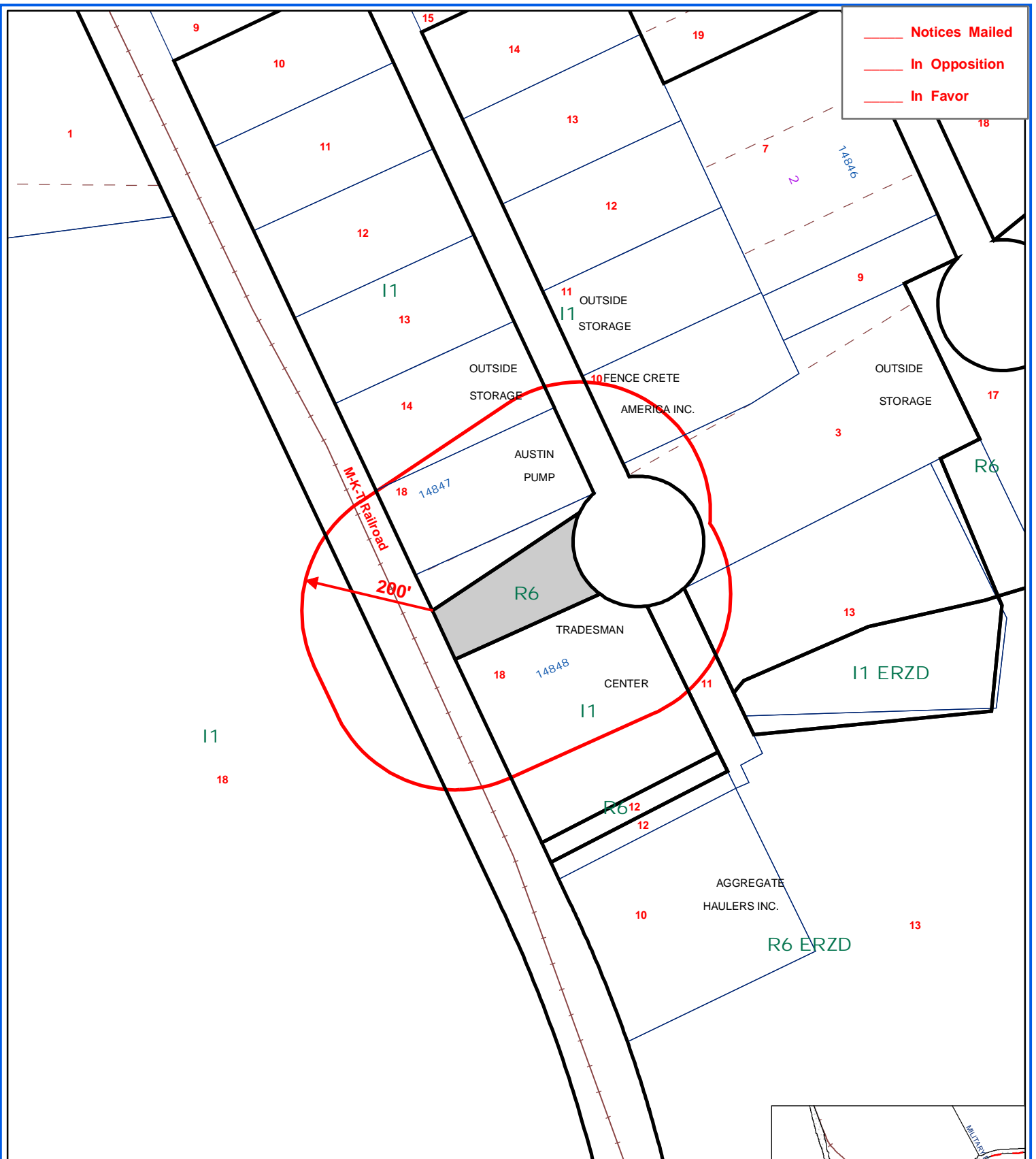
**Subject Property**  
 **200' Notification**

A-7  
p.684



CADEC\_7\_2004





# ZONING CASE: **Z2004-273**

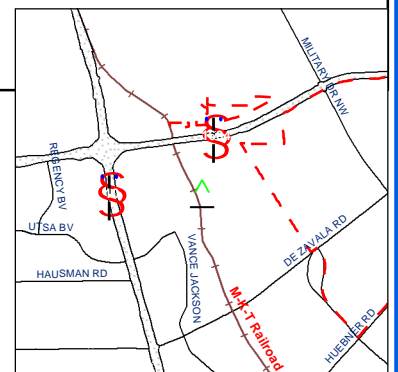
**City Council District NO. 8**  
**Requested Zoning Change**  
**From: "R-6" To "I-1"**  
**Date: December 7, 2004**  
**Scale: 1' = 200"**

**Subject Property**  
 **200' Notification**

A-7  
p.684



CADEC\_7\_2004





# CASE NO: Z2004274

## Final Staff Recommendation - Zoning Commission

---

**Date:** December 07, 2004

**Council District:** 2

**Ferguson Map:** 617 B7

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Owners

**Zoning Request:** From RM-4 Residential Mixed District and C-3R Restrictive Commercial District to NC Neighborhood Commercial District.

**Property Location:** Lots 11, 13, 15 and the south 26 feet of Lot 5, Block E, NCB 646

810, 822, 826 and 832 Hackberry

The east side of South Hackberry Street between Iowa Street and Virginia Boulevard

**Proposal:** To develop a neighborhood commercial use

**Neigh. Assoc.** Denver Heights Neighborhood Association, Historic Gardens Home Owners Association (within 200 feet), and Nevada Street Neighborhood Association (within 200 feet)

**Neigh. Plan** Arena District Eastside Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

Inconsistent. The zoning request does not conform with the Arena District / Eastside Community Plan. The plan calls for medium density, single family, and mixed residential land use. An application for a Master Plan Amendment was submitted for this case on September 24, 2004 and was approved by the Planning Commission on November 10, 2004. The plan amendment has been forwarded to City Council for final consideration and will be heard December 9, 2004.

Denial. The requested zoning is not consistent with the medium density, single family, and mixed residential land use designation in the plan. Should the land use designation be changed, staff would support the requested Neighborhood Commercial District. The applicant is proposing to develop a small business incubator on the subject property. Vacant structures currently exist on the subject property, which the applicant intends to redevelop. The subject property is adjacent to more intense commercial zoning to the west and south and mixed residential zoning to the north and east. Neighborhood Commercial District would be an appropriate transitional zoning district between the commercial and residential zoning. The subject property is associated with zoning case Z2004236, heard at Zoning Commission on November 2, 2004.

**CASE MANAGER :** Eric Dusza 207-7442

